

Susan Bucci
1780 Wood Bend Street
Tarpon Springs, FL 34689

727 244-5630



October 10, 2019

Board of County Commissioners
Pinellas County

Re: Case # Z/LU-19-10-19

To Whom It May Concern:

I have owned a home in Forest Ridge since 1999 and am not in favor of the proposed zoning change regarding the adjacent vacant property located just south of our entrance on the west side of Pinellas Avenue.

Currently, there are many vacant commercial properties in close proximity to our development, therefore, I am wondering why this proposed strip mall would be any different. I feel an empty group of stores would eventually become an eyesore and cause a decrease in our property values.

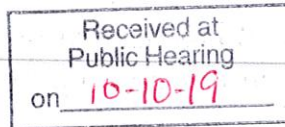
Thank you for listening and thank you for the job you do.

Sincerely,

Susan Bucci

Land Change Letter**Melissa Bikulic** <m.bikulic@yahoo.com>

To: Amy Abdallah <hoa.forestridge@gmail.com>



Wed, Oct 9, 5:31 PM

Dear Board of County Commissioners;

This letter is to express my deep concerns regarding the zoning in case number Z/LU-19-10-19. I, as well as my fellow community members in the subdivision of Forest Ridge strongly appose the use of the land to be changed from residential to commercial.

On the border of Anclote Blvd. and Alt. 19 lies a nearly abandoned shopping plaza. This plaza, Anclote Corner, has been vacant for many years, has less than 50% occupancy, has a plethora of store front openings and despite the for-lease signs displayed in the front of the building, many stores remain vacant. This building located less and ¼ mile north of the proposed land zoning change. In addition, if you were to travel south on Alt. 19 less than a ½ mile on the corner of Alt. 19 and Rainville Park Rd. that lot is up for sale and already zoned commercial or light industrial. This section of Tarpon Springs already has too much vacant retail space, another shopping plaza will not help! Vacant store fronts look bad to property owners, the City of Tarpon Springs, and furthermore, Pinellas County.

Forest Ridge is a small, tight knit community. A commercial shopping plaza will be a detriment to our neighborhood. This section of Alt. 19 and Wood Dove Ave. already has a serious problem with traffic. Turning in and out of a plaza, especially with only 1 turn lane will force cars to back up along the already heavily congested Alt.19. Traffic congestion is already a problem thought-out much of Tarpon Springs, I plead with you to not make it worse by zoning this land commercial. Increase traffic to pull in and out of this plaza will be a nightmare!

As established, a land change for this parcel to become commercial will only cause harm to our wonderful community. Empty store fronts need to be filled and renovated before an entirely new plaza should be built. Please keep this land zoned residential!

Thank you for your time,

Melissa Bikulic

1909 Wood Trail St.

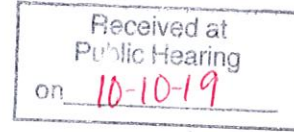
Tarpon Springs, FL 34689

zoning

PENELOPE KOUNGRAS <p950@aol.com>
To: <hoaforestridge@gmail.com>

Wed, Oct 9, 1:40 PM

Pinellas County Commissioners,
315 Court St
Clearwater FL 33756



To whom it may concern,

I am writing concerning the proposal to change the zoning of the property at Wood Dove Ave and Alt U.S. 19 in Tarpon Springs.

I strongly oppose the approval of this zoning change to commercial instead of residential for many reasons. There are many commercial properties on this stretch of roadway that remain empty. This property utilizes the private entrance to our subdivision. I don't believe that the inclusion of 6 town homes to this project make it any more appealing. What home owner would want purchase a home where their view would be the rear of a retail strip mall? There are many young families with young children that reside in our neighborhood. I believe the increase in traffic is an added hazard and endangers the safety of those that reside here. I also have concerns of the types of establishments that will be included in this retail center.

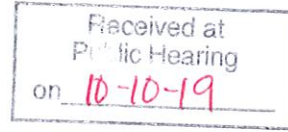
This will decrease the property values in the neighborhood as well as compromise the serenity that many of us enjoy as owners of homes in this subdivision.

Thank you in advance for your consideration. I respectfully request that the you consider voting against this zoning change.

[Quoted text hidden]

Proposed land zoning change

Ken Obuch <kbuckharley@yahoo.com>
Reply-To: Ken Obuch <kbuckharley@yahoo.com>
To: Amy Abdallah <hoa.forestridge@gmail.com>



Wed, Oct 9, 1:11 PM

To Whom it may concern,

My wife and I, who reside at 1741 Wood Haven St. in the Forest Ridge sub division, are strongly opposed to changing the zoning from residential to commercial property in the front of our development on alt 19.

My intent is that this letter represents us in our personal absence.

Frankly any development would bring additional traffic, litter, wear and tear and other nuisances to our entry road and borders.

An example to compare is the strip mall just to our north. It has no anchor store and several vacant fronts. We do not need another commercial, industrial or retail development near by.

Regards,
Ken & Ro
Thanking you for our consideration.

Development of Property at Wood Dove and alt 19 at Forest Ridge.

Clement Glinski <cglinski1@gmail.com>

Wed, Oct 9, 7:45 PM

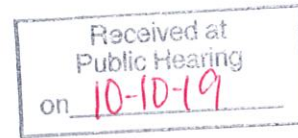
To: <HOA.ForestRidge@gmail.com>

Please take note that retail stores will suffer from lack of accessability on wood dove ave. Wood Dove ave does not support thourough fare traffic due to its security gate. Trucks blocking Wood Dove would prevent residents and their guests from entrance to our developement. I strongly object any commercial developement of this property.
Clement Glinski 1905 Wood Haven Street Tarpon Springs Fl. 34689

Received at
Public Hearing
on 10-10-19

Marion and Joyce Cumo
1875 Wood Bend St
Tarpon Springs, FL 34689

October 10 2019




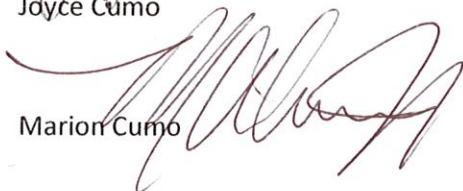
To Whom It May Concern

We are new to Forest Ridge and after attending the informative meeting on Monday evening regarding the proposal to change the front of our subdivision from residential to commercial and building a new strip plaza. My question is Why? there is a plaza in front of our sub that pretty much is empty, I have seen this time and time again something gets built sits empty and brings down the property values of our homes.

I vote NO regarding changing the zoning from residential to commercial

Thank You


Joyce Cumo


Marion Cumo

Zoning meeting

Carol D'Orazio <cdorazio@tampabay.rr.com>

Wed, Oct 9, 5:31 PM

To: <HOA.ForestRidge@gmail.com>

This is the site map of Forest Ridge from Larson Communities. After looking at this map, do we even own the property on the right? If we don't own the property on the left, looks like we don't on the property on the right either?

Walter and Jeff Larson, father and son, of Larson communities should be involved in this zoning meeting. I don't care how long ago they stopped building in here. It seems like there was no disclosure to us about this, at least nothing in my paperwork. Don't know if it helps anything but I thought I would enclosed it.

As far as townhomes and the shopping center being built on that property is ridiculous. It is absolutely something we do not need!!! There is a shopping center a few yards away that is sitting almost totally empty for many years. It looks horrible. If they want to have a shopping center why don't they rebuild that one? Maybe as long as that one has been sitting empty, I'm not sure how many years it's obviously not a good location to have a shopping center in this area. We at Forest Ridge bought into a private Deed restricted FAMILY COMMUNITY! We don't need to commercialize it. This is part of the beauty of Tarpon Springs! Tarpon springs itself is well over 100 years old and that is what attracts people and visitors to this area. Their businesses in Tarpon Springs is their livelihood and has survived all these years. Why not leave it alone?

Forest Ridge sits back off the road, it is not right smack dab in your face as you're driving into Tarpon Springs. If another unneeded-shopping center and townhomes go on that property It will take away from the beauty of the town, as people will have to drive past it to get into Tarpon. There is nothing that should be right along that road as you're going into Tarpon as it will take away from the character and quaintness of Tarpon Springs and it will look like just any other place here in Florida.

There are plenty of other areas that the shopping center and town houses could be built where they are much needed and would be productive. It is already proven because of the empty shopping center already here that this area is not meant to have that type of business.

Sincerely,

Carol Dorazio

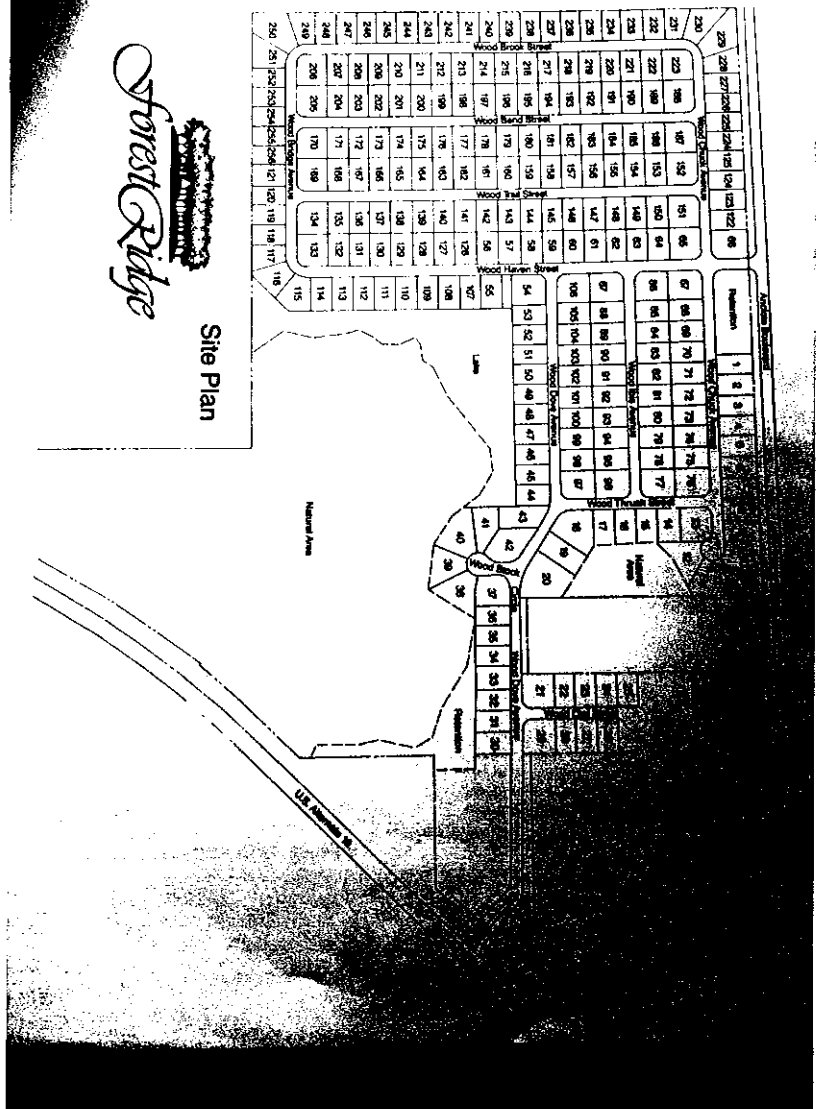
Sent from my iPhone

image1.jpeg



Forest Ridge

Site Plan



Property outside of Forest Ridge

Mary Egeland <jerrygrammia@aol.com>

Wed, Oct 9, 10:02 PM

To: <HOA.ForestRidge@gmail.com>

Amy

Hopefully enough of our homeowners will object to this outside property being downgraded into a commercial property. I was unaware until recently that the owner of this land also owned some Section 8 property in Tarpon Springs.

Are we to understand that this is what is being done outside our lovely community. Our property values will decrease immensely as well as our security within our gated walls.

With the property on the other side of Alt 19 being made into an Aquarium, the traffic outside our entrance is going to become unbearable.

As to additional stores being opened, don't we have enough vacant store fronts just around the corner. My hope was that with the Aquarium, some of these would fill up.

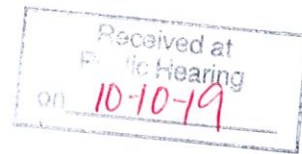
What is happening here. I moved into this beautiful small neighborhood just over a year ago and everything has changed. I work very hard at fixing up and maintaining my home. I thought that this was going to be my retirement home away from the nitty gritty and traffic problems but it seems they are on our doorstep.

Hopefully this new problem is not the cause of having the trees in the entrance way removed and making our entrance unsightly.

I don't envy your job as president and wish to give you any assistance I can.

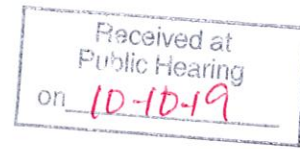
Regards,

Mary Egeland



Sent from my iPhone

Begin forwarded message:



From: Carol Mann <cmann8@tampabay.rr.com>

Date: October 9, 2019 at 4:13:36 PM EDT

To: amyabdullah@verizon.net

Subject: Proposed zoning change for property located on Alt. 19, next to Wood Dove Street

I am writing to express my grave concern about and opposition to the above mentioned zoning change and the proposal to build town homes and commercial properties thereon. This proposal will negatively impact the established community of Forest Ridge. It will cause increased traffic on Alt 19, increased congestion on Alt 19's two lanes of traffic. A strip mall is located several hundred feet from this location, and is struggling to have enough traffic for businesses located there. In addition, various people congregate there who are either transients or involved in drug use. This is a bad situation for everyone living here, especially the children living in the 254 homes in Forest Ridge and various other homes in the area. Increased traffic around the commercial establishments will pose a danger to youngsters who ride their bikes and scooters on Wood Dove Ave, which is part of Forest Ridge. These children will have to contend with the proposed egress for the businesses and town homes, which is to be located on Wood Dove. In addition, there is no community need for more commercial businesses in this area. As with the existing strip mall nearby, failed businesses and empty buildings cause problems with indigent and/or loitering people. Please do not allow this zoning change to be passed. Sincerely,

Carol Mann

381 Wood Bridge Ave

Tarpon Springs FL 34689

Sent from my iPhone

Subject:

FW: Pinellas County LPA Case Z/LU-19-10-19 (P & P Tampa Property, LLC) (I sent this yesterday & found it back in draft..been having computer problems

Glenn Bailey, AICP

Pinellas County Planning Department
(727) 464-5640

gbailey@pinellascounty.org

All government correspondence is subject to the public records law.

From: Adelle Blackman <xeriscapelady@yahoo.com>

Sent: Friday, October 04, 2019 2:51 PM

To: Bailey, Glenn <gbailey@co.pinellas.fl.us>

Subject: Re: Pinellas County LPA Case Z/LU-19-10-19 (P & P Tampa Property, LLC) (I sent this yesterday & found it back in draft..been having computer problems

Dear Glenn,

Do not know why this did not go to you on Wed as I sent it. Thanks for sending the info which every homeowner should have been sent automatically.s. I hope one of you will let Reza's representative know that they can't use that area where the entrance is. We had no knowledge the entrance was on that property and its over 26 years since the 2nd builder took over the neighborhood and could not buy this parcel as it was already purchased. The owner who paid \$98,000 in 91; purchased it before the 2nd builder---Larson Communities that did my home, came in; in 93. when Amnar Construction went bankrupt (took their money and ran I say).. The entrance wall and plants have been there since the conception.

Since then no one has said or done anything with 0 Wood Dove Ave.---01-27-15-29055-000-1080 and the HOA has kept it up over a plus 20 yrs time so it belongs to the HOA now. I did not realize it until I looked at the plat you sent and talked also with an attorney friend and an architect friend of mine. Unless they can go directly onto Alt 19 they have NO ACCESS in and out --- state statute....ANN 95:12. And I forgot to ask but maybe that is too much opening onto Alt 19., for them to use Alt 19, being so close to our entrance, as Wood Dove Ave is OUT, but now commercial zoning needs to be OUT as it is within a private residential gated community. There are the values of 256 homes on the line here, over someone wanting to make a buck at a community's expense. I was told by a neighbor that Reza can have NO opening directly onto Alt. as it is too clos to our large opening since , it is in the community after all.

SO...HE WILL HAVE NO OPENING TO get in and out. NONE...All of Wood Dove Ave is OURS..all of it, as the area that could go on to Wood Dove is our brick wall OWNED now by the HOA, all the surrounding land that has been maintained for over 30 years.

I know they have no intention of building any townhomes or it would have been done in the time he has owned the property,2006 until now --2019. And why would he have his daughter who just came from Iran handle it? This seems so fishy to us. If they do not pull out on this, every TV station will have access to a story of how between him and the county we were going to lose our entrance and have commercial within our gated neighborhood destroying the value of our community. No letters were sent out EVER. I talked to the owner butting up to the land and they received NOTHING, nor did the HOA, or any of the other 255 homes. I spotted a tiny yellow sign down in a ditch area. We were

ALL shocked. It is right up front now, preventing any home for sale for ever selling now until this case is won by the HOA in our favor for keeping it Residential and probably, changing it back to Residential lots. 2 real estate agents are furious that the county would dare to do this in here. They were upset about the sign puyt where it is, but people need to know. Seems like this is De'ja Vu on something else that happened recently.

Its bad enough that we had the zoning changed right under our noses without our knowledge when the 2nd owner got the property, and I found out. I got with him and he was putting in townhomes which would cheapen the neighborhood to a degree, but he was willing to go into the HOA with each owner paying, plus have a community pool turned over to the HOA and put a brick wall up along the entire area; and new gates out near the front. But after agreeing, the then HOA president got nasty and the man said; I am out of here Adelle, and put it up for sale, making a fortune for doing nothing but holding it less than 2 yrs; made a killing on the current owner. The first owners bought it from the original builder, Anmar Construction, but why I don't know. If I knew it was up for sale, I could have purchased it for \$140,000 in 04 myself, as I could have developed out the lots, about 9, but obviously it was an inside sale.

The first had paid \$98,000 which the HOA should have purchased but they did not have the brains to do so. The 2nd who had the zoning changed without our knowledge for townhomes paid \$140,000 and the current owner paid \$428,000; way more than the county values it. He has obviously been told, change it to commercial as that is the only way he can make his money back for his stupid purchase. This land was totally FOREST. It even had that stated by the name...Tract B C Forest. I have pics to show at the far end what the entire tract looked like, total forest, which was scalped and a few trees left. It was illegal for him to scalp it off, but he got away with it, without even a fine.

I stopped his 2nd property, deep into the neighborhood he bought separately. I called SWIFTMUD (which I sat on the board in the 90's) and told them what he did and what he was planning. They put that to a stop. Seems Pinellas county has let this man do what he wanted to do with no worry of getting fined.

I know when we call and call on him not having the property mowed regularly ; unlike anyone else who would immediately be hauled into court over it and fined, NOTHING is done. Months later the property is finally mowed which it would NOT have to be if the land was not scalped off. Also nothing has been done about taking a dead tree off. with many vines, etc growing on it has laid by our sidewalk for over 3 years. Another tree is so full of vines that it is leaning way over and will soon probably fall on our sidewalk and road, doing damage.

No one is getting him to do what any other owner would be dragged into court over by code enforcement, but code enforcement comes against the HOA for things that are not wrong, or have not been done. Also, the people on 101 Wood Dove have filed against Reza for dumping mulch on environmentally sensitive property. What has the county done about this?

I am sure Reza had no knowledge how to even handle getting townhomes built nor probably even commercial. Why would the county betray 256 homeowners with this sliding this zoning through if it were not for people like me finding out? If Fred Marquis were in charge this never would have happened.

Its bad enough that the original developer bought land next to warehouses, but it had complete coverage by plants, etc at the time and the HOA is putting up a new white vinyl fence now thanks to

the county fining us for having Brazillian peppers that the hOA paid hundreds to get them cut, and the county should have come in and ericadate them as it was under Fred Marquis.

. Plus there is little land left, and even then in the late 80-'s when the first developer came in to build in Pinellas county. Nothing was seen on that entire site and also the builder put in large plants that are all dead now, thanks to the HOA hiring worthless well drillers when the well went dry. We lost a ligustrum worth about \$600, a pineapple plant worth over \$1000, and many others worth about \$200-400 along there. Now it is open and ugly I have pics.

The land that Reza bought would be excellent to sell as vacant lots which would be worth good money NOW. But not at what he paid I don't think. I should have bought it when it was cheap, but never in my wildest dreams thought it would be even thought to develop any more than LOTS and I did not know it was up for sale by the first buyer from who bought from Anmar Construction. This neighborhood (look on the HOA facebook page was named FOREST RIDGE and under it said .. The Last Great Community which was blacked out this year when the signs out front on the brick walls, were re-painted.

Now the neighborhood's values are in jeopardy unless this is stopped. One family that have NEVER received any notice that was stated they received; has plenty of connections in attorneys. This could get very ugly. These are our home values we will fight for, from someone destroying a community. Does Reza want this? Too bad he did not pay a decent price or someone would be glad to buy it and use it for the real use of residential lots.. The most I can find a buyer for is \$200,000. They laugh at the price he paid.

But the main thing is this will destroy our values as it is within our community. No way in or out can be had on Wood Dove and that entrance better not be touched, plants or brick wall or any good attorney can get his property for violating state statue Ann..95:12. We have used that entrance since the inception, around 1989, and the 2nd builder not buying the property made no difference, as that belonged to the HOA as far as anyone knew. The 2nd owner never said a word as he was planning on the townhomes becoming part of the neighborhood as I said. The current owner Reza, has had the property for 13 years, for a total since the 2nd builder of 26 yrs, which is way more than the required 20 years. But I would like to know why zoning had the first change happen and now this without the notice to any of the 256 owners in this community, not even the one butting up to the zoning case? 101 Wood Dove Ave.

That is illegal as far as I and 255 others are concerned. I know when I lived in another part of Pinellas County, the county let all of us know of any zoning change when it was only a home being made into a facility for the elderly. We were all notified of that and told we can go against them. But something that would ruin our property values PERMANENTLY here we were never told, and without knowledge of the laws ,, we would have lost our entrance, and you never sent word to one person. A tiny sign was put way over in a corner where no one saw it in the front ditch next to a big tree, but 2 people saw it and one was me. Now it is on Wood Dove Ave so ALL can know what the county and this man are trying to pull on all 256 homeowners in Forest Ridge.

Also commercial inside the community would put our lives at risk from whoever would come to a commercial property. I would bet he has NO intention of building anything but being able finally to have the value to sell the property, and then anything commercial can be built here. We were not born yesterday. No intention of building 6 townhomes either, but having that used for storage of trucks, etc when a commerical building would be buioilt. Also has the county checked this road lately? Half the businesses are gone , sitting vacant and you would hand this man over a license to destroy?

Next week, if Reza does not pull out; the news will be ready as I have already talked to one station about this, but told them I will give this man a chance to pull out or the county deny him this zoning. But when he filed or the person on Belcher did it for them, the county should have seen that it is inside our residential neighborhood and said you can't do this as you have no legal standing to use any part of Wood Dove Ave for ingress-egress. Did no one know that large brick entrance is NOW OURS, all the land it sits on to the front??? We know it.

But no; someone just let it slip. Sounds like some of this is due to the code enforcement office to me. Never had Pinellas county planning let anything like this happen years ago, as like I said I was involved with the county in many things, new roads even and the county was always on the side of the homeowner who pays the bills for the county, not someone looking to make his money back by destroying a community of 256 homes because he paid far too much; and not even a citizen I am sure.

Also since we were not notified in a timely manner, you need to postpone that meeting on Oct.10 ,not enough homeowners know about it yet as the sign was just moved and no notices were sent to anyone. This is a violation of our rights; and I am in horror that a meeting is scheduled for the county commission board on Nov. 12 when you don't even know if it would pass the zoning, except if you were going to give him this. Obviously the county has planned that it will ; as no one would know about it, it would be in secret from innocent homeowners. This is one thing that horrifies us, that you were going to slide this through from the very beginning. Where do we live now, Russia? I think Pinellas county residents all over need to know what is going on, as it could happen to them also. How many others have been taken like this, that did not know until it was too late? I helped my brother fight Pinellas Park, to stay in Pinellas county unincorporated, , and he won. People in Pinellas found out about that also.

Adelle
727-938-5766

On Monday, September 30, 2019, 10:12:00 PM EDT, Bailey, Glenn <gbailey@co.pinellas.fl.us> wrote:

Hello Ms. Blackman,

I received your voicemail regarding the zoning change case. I won't be in the office much over the next couple of days so I am emailing you this evening because I would like to respond to your question in a timely manner. At this juncture in the process, the only way the case can be postponed or halted is for the applicant and/or their representative to voluntarily put the case on hold or withdraw it. County staff is not authorized to do so. Please let me know if you have any additional questions.

Thank you,

Z/LL-19-10-19

From: Bailey, Glenn
Sent: Monday, October 07, 2019 9:03 AM
To: Swinton, Tammy M
Subject: FW: Zoning change affecting Forest Ridge (Tarpon Springs)

For file and distribution to LPA.

Glenn Bailey, AICP
Pinellas County Planning Department
(727) 464-5640
gbailey@pinellascounty.org
All government correspondence is subject to the public records law.

From: Amy Abdallah <hoa.forestridge@gmail.com>
Sent: Sunday, October 06, 2019 2:01 PM
To: Bailey, Glenn <gbailey@co.pinellas.fl.us>
Subject: Zoning change affecting Forest Ridge (Tarpon Springs)

Mr. Bailey,

I would love to speak with you if you have time about the zoning meeting on Thursday. My phone number is 727-934-6596. I can be available between 10:15 and 2:15 tomorrow (Monday). I have the information you provided to Evelyn Chambers which was really appreciated. I would like to find out what the agenda is for Thursday. Is there more than one property that will be discussed?

The matter of the rezoning of the parcel on Alt 19 next to Forest Ridge will be turned over to our attorney on several points. First, the owners have made no attempt to contact the association to use Wood Dove, our private road to gain access to their property. Placing retail space there will create issues for our community. Not only will it be additional traffic on the road but we will have to move our gate kiosk. We will probably also need to add additional security on the gate. Secondly, they propose to remove our sign which has occupied that space for probably 30 years.

I would also like to ask what type of marketing analysis was performed to justify additional retail space. Directly across the street are two buildings no longer being used for any ongoing business. Next door we have a strip mall that has not had an anchor store for years and years. In addition it appears that there are 6 small stores that are not occupied. Driving north less than a mile on Alt 19 there is a strip plaza with 4 out of 6 stores empty (1366 Alt 19). Next door to that strip plaza is a stand alone restaurant that is also empty. Going south less than a mile there are two areas with open space. Anclote River Plaza has 4 stores for lease. Across the street by Capt Jacks there are 2 for lease signs but it looks like there could be 7 that are unoccupied. That means within a mile of this proposed site there could be 20-25 retail spaces available without a large enough population to support. I have only included the spaces on Alt 19 nothing on the spaces on the side streets. This is all before you cross the bridge to go into Tarpon Springs Sponge Docks and business areas which also has many more restaurants and retail spaces available. Likewise north in Holiday on US 19 there is quite a few available restaurants and retail locations.

With the opening of the new aquarium, hopefully there will be more traffic for restaurants and retail. I am sure the aquarium will have their own food and souvenirs so we cannot be sure of the impact on revenue. Tarpon is building an increased population near the hospital not in North Tarpon Springs.

Also the appeal of townhouse with a view of a strip mall needs to be addressed. Even though they will be under our HOA, they will not be part of the gated community as original envisioned. They could have been part of a gated community as originally approved with less expense than is now estimated. I am not sure what research they have done

to see how desirable a townhouse is that is facing a parking lot for a strip mall without any amenities such as a playground, pool or walking trail.

Thank you,
Amy

--

Amy Abdallah
President, Forest Ridge HOA

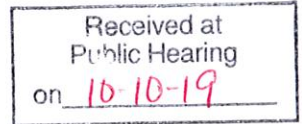
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Board of County Commissioners
Pinellas County

October 9, 2019

Case # Z/LU-19-10-19



As a homeowner in the community of Forest Ridge, I would like to state my opposition to the proposed zoning change for the property located at Pinellas Ave (alt 19) and Wood Dove Ave, which is right outside our front entrance.

1. This property was originally zoned commercial and was changed to residential by the same owners 11-15-2005. It has been for sale for both commercial and residential and hasn't sold.
2. The property adjacent to it on Pinellas Ave (alt 19) which is zoned commercial has also been for sale for years.
3. Outside our gate on the other side is property owned by Pinellas County which is up for sale for \$200,000 again for years. On the same side there is a strip mall where the anchor store (was Sweet Bay) has been empty for years along with 4 other smaller stores. Across the street from our entrance is an empty repair shop in disrepair along with an empty lot that has been for sale for years.
4. Going down Pinellas Ave (alt 19) there are other strip malls with plenty of vacant store. I've counted 20-25 empty and that is before the bridge (Dodecanese Blvd).
5. The plans alone don't make any sense to me. A strip mall with 6 town homes behind it. Where would the garbage dumpsters be placed? How would big trucks get in to unload the merchandise?
6. I truly don't believe 6 town homes will be built; builders always seem to run out of money. Also, what

builder does both commercial and residential property builds, its usually one or the other.

7. As this lot was originally part of Forest Ridge, our sign has been sitting on the lot for over 30 years. There is nothing in the plans to keep it. We have been maintaining part of that lot for the same time period (mowing, picking up trash etc.).
8. We would have to move our kiosk closer to our front gate. We are a small community and that would be a great expense to us.
9. The only way to get into that retail space would be the Wood Dove Ave entrance, which is a major concern to our residents. All the extra traffic on a road that we have been maintaining since the community was built.
10. Eventually we will have another empty strip mall out from our community.

I am asking to please take into account the points I've made before making your decision. Thanking you in advance for this opportunity to be heard,

Respectfully,

Patricia Ambrogio
1860 Wood Trail St
Forest Ridge
Tarpon Springs FL 34689



October 7, 2019
To the County Administrators,

I am writing to speak out vehemently against the proposed zoning change for the parcel on Alternate 19 in Tarpon Springs adjacent to the Forest Ridge single home community.

For twenty years we have owned our home in Forest Ridge, tucked in amongst other retail/commercial properties that were already there. We have slowly watched these properties deteriorate over the years. Our once convenient and thriving neighborhood market (Kash N Karry) that supported the small businesses in the that strip mall has been vacant for years with no end in sight. The small parcel south of the Kash N Karry parcel has been vacant and up for sale for 20 plus years. The parcel across the street on the East side of Alt 19 is home to a vacant and derelict car/boat business.

Trash and debris is everywhere, businesses in that strip mall struggle and the vacant storefronts, weed-choked lot, abandoned boats are an eyesore. Homeless people camp in the woods, hang out at the front gate and leave trash. Crime is a factor and it is not safe for kids to go past our gate. These failed businesses are just one reason that no further commercial zoning should be allowed to infringe upon the neighborhoods in the area. The fact is, there is already enough commercially zoned land in that area available for sale and use.... that is in desperate condition. The focus of this board should be bringing businesses in to revitalize the *existing commercial properties* and build outs rather than allowing more commercial zoning to add more failed businesses and derelict properties that negatively affect our property values. Safety is also an issue. The bus stops for the elementary schools, middle schools and high schools in the area are all at the intersection of Wood Dove and Alt 19. It is already an unsafe spot for kids to wait alone in the dark... increasing the traffic in and out of the gate and a strip mall of businesses will only make that safety issue worse for our families.

I have seen the proposed plan and townhomes, a parking lot and

a strip mall are just too much density for this small piece of land. The additional traffic, trash, people and noise on a small parcel with a shared entryway will have a negative impact on the 270 homes in Forest Ridge.

The zoning for that parcel in question should be kept AS IS. There is no added value to the community to add in additional commercial buildings and there is a huge negative impact on the 270 families.

I implore you to please vote NO on any zoning changes to this parcel that would create a negative impact on our residential area.

Andrea Weaver
1766 Wood Brook Street
Forest Ridge Community
Tarpon Springs, FL 34689